



Zoning Committee

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**REQUEST**

Current Zoning: R-8 (single family residential)  
Proposed Zoning: UR-C(CD) (urban residential commercial, conditional)

**LOCATION**

Approximately 0.613 acres located on the eastern side of the intersection of South Tryon Street and Cama Street, and south of Freeland Lane.  
(Council District 3 - Watlington)

**PETITIONER**

Boulevard Real Estate Advisors, LLC

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Scaleybark Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The *Scaleybark Transit Station Area Plan* recommends residential uses up to 12 dwelling units per acre.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The majority of the site is within ½ mile walk of the Scaleybark Station on the LYNX Blue Line.
- The project will allow for infill that will provide transit supportive uses within close proximity to a station area and TOD zoning designations.
- The project provides architectural and design standards that commit to building materials, building orientation, and the pedestrian environment.
- The development will improve the streetscape treatment along East Cama Street and South Tryon Street.

The approval of this petition will revise the adopted future land use as specified by the *Scaleybark Transit Station Area Plan*, from current recommended residential uses up to 12 dwelling units per acre to new recommended office/retail/residential over 17 units per acre for the site.

Motion/Second: Welton / McMillan

Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel,  
and Welton  
Nays: None  
Absent: Barbee  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the request, stating all outstanding issues were addressed by the petitioner. Staff noted that the petition is inconsistent with the adopted area plan. There was no discussion of this request.

**PLANNER**

Claire Lyte-Graham (704) 336-3782